

**MONTANA**  
Department of Commerce

BUSINESS & LABOR

EXHIBIT NO. 1  
DATE 1-18-13  
BILL NO. SB136

**MONTANA BOARD OF HOUSING**

P.O. Box 200528 ★ Helena, Montana 59620-0528 ★ <http://www.housing.mt.gov>  
Phone: 406-841-2840 ★ 1-800-761-6264 ★ Fax: 406-841-2841 ★ TDD: 406-841-2702

**MEMO**

DATE: January 18, 2013

TO: Senate Business, Labor and Economic Affairs Committee

FROM: Bruce Brensdal Board of Housing Executive Director

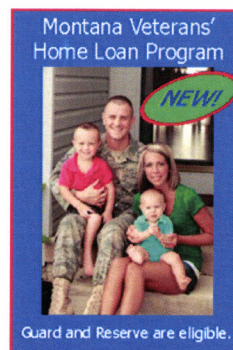
RE: Information on Montana Veterans' Home Loan Program

Please find attached a fact sheet that is available to the public that outlines the details of the Montana Veterans' Home Loan Program.

Below are a few statistics on the loans done to date through the program:

Loans:	59 loans averaging \$175,187 per loan
Current Rate:	1.974% (rates range from 1.727% to 2.750%)
Funds Available:	\$4,631,037 of the \$15,000,000
Branch of Military:	All branches are being served including reserves

Program information can be found at [www.housing.mt.gov](http://www.housing.mt.gov) by clicking on the following icon:



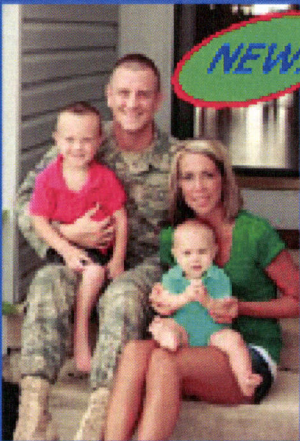
(<http://housing.mt.gov/About/homeownership/mtveteranhomeloan.mcpix>)

The Montana Board of Housing Announces the  
**Montana Veterans' Home Loan Program**  
Designed to Honor Montanans for Military Service



Below market interest rate  
30-year fixed-rate loan

Montana Veterans'  
Home Loan Program



Guard and Reserve are eligible.

### Who is eligible?

- Montana National Guard or in national armed forces and reserves, serving or honorable discharge
- Un-remarried spouse of eligible veteran killed in battle
- Montana Resident
- First-Time Homebuyer (no ownership for 3 years)
- MBOH-approved Homebuyer Education graduate
- No income limitations, but requires \$2,500 minimum investment by borrower towards the loan amount

### What property is eligible?

- Purchase price is \$237,690, as of June 26, 2012
- Either existing home or new construction in Montana
- Residential property, must maintain as primary residence
- Manufactured home must be de-titled and foundation must be certified by an engineer
- No Condominiums

### Loan Criteria?

- Current Interest Rate and Availability of Funds found on website
- 30-year amortized fixed-rate loan
- Loan must be insured by FHA, VA, or HUD 184
- Additional terms and conditions apply
- Check website for certified lender in your area



### Background:

Created by the 2011 Montana Legislature (sponsor: Sen. Larsen, Missoula), and funded by \$15 million of the Coal Tax Trust Fund, this program is designed to assist Montana National Guard and federally-qualified eligible veterans achieve the American dream of owning and living in their own homes. The benefit of the program is a fixed-rate, 30 year mortgage loan at 1% lower than either the FNMA or MBOH posted interest rate. Loans are originated by MBOH-participating and program-certified lenders, purchased and held by the Montana Board of Investments, and serviced by the Montana Board of Housing.



Visit our website: **housing.mt.gov** for more information